

View Commercial Property Value Evidence

A complete set of Commercial Value Documentation is composed of one to five individual documents. If you do not see at least one of the documents listed on your Dashboard, the set of documents for the Account is incomplete. Please, check back later if you find no documents.

- [Commercial - Site / Account Summary](#)
- [Commercial - Site Cost Summary](#)
- [Commercial Sales Summary](#)
- [Commercial – Site Income-Direct Cap Summary](#)
- [Commercial – Site Income-Proforma Summary](#)

The Value Documentation represents information available at the time the evidence was created. The “Current as of” date is reflected on each page of each document. The information is intended for reference only and may be subject to change as it may not reflect the most current evidence status of the Account or Site as actually represented in TAD’s database. Immediately before meeting with TAD appraisal staff and immediately before attending an ARB hearing, please revisit the site to ensure you have the most current documentation. It is recommended that you bring a copy of this evidence with you to the hearing.

Additional information/evidence is available at the customer service counter which may be used during an ARB presentation. This material may include, but is not limited to the following:

- GIS and Aerial maps
- Photographs of the subject property
- Land Maps with Sales and Listings
- Comparable Sales and Listings (non-proprietary)
- Market Data Reports/Cap Rate Data
- Comparable Rental Data
- Other data packets that are property type specific
- Information that is part of the public domain (readily available to the public via the internet or other means)

Effective June 18th 2007, HB2188 makes confidential certain information about properties that an appraisal district obtains from private entity sources. Both the data and the data source are deemed private. As a result of the law, TAD is no longer able to publicly disclose sales information obtained from private entity sources. Sales information available for public inspection at TAD’s customer service counter in map books or disks will contain only the sales obtained from non-private sources.

Individual sales that were used or considered in arriving at a specific property’s value will continue to be made available to the owner or agent upon request or via the TAD website by means of accessing the owner/agent evidence information. A property owner or agent who receives private-entity information related to a specific property is required by HB2188 to hold that information in confidence. Failure to do so is a criminal violation of the Texas Public Information Act.

This law in no way affects the district’s ability to use sales or other information regardless of the source, in the valuation process.